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July 31, 2019

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PLANNING BOARD
GRAFTON, MA

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**Subject: Dendee Acres (Desrosiers Landing)
As-Built Plan and Construction Completeness Review**

Dear Joe:

We received the following document on July 8, 2019:

- Plans entitled Dendee Acres Definitive Subdivision As-Built Plan dated May 21, 2019, prepared by Alpha Omega Engineering Inc. (2 sheets)

Graves Engineering, Inc. (GEI) was requested to review the as-built plan for conformance with the *Rules and Regulations Governing the Subdivision of Land, Grafton, Massachusetts* and for substantial conformance with the approved definitive plans. Graves Engineering, Inc. (GEI) performed site visits through July 26, 2019 to evaluate construction completeness.

We understand that lot development is complete. Maintenance of the road and stormwater basin was in order; no immediate maintenance was required. The finish road pavement was placed on October 16, 2016. Other finish surfaces (i.e. loam and seed, riprap, etc.) have been placed and permanent stabilization has been achieved.

Our comments follow:

As-Built Plan Review

1. Based upon visual observations during our site visits and our review of the as-built plans, it appears that the project was constructed substantially in accordance with the approved plans.

Construction Completeness Review

2. Construction is essentially complete. GEI performed an initial construction completeness site visit with Town staff and the developer on July 15, 2019. GEI performed a follow-up site visit with the developer on July 26, 2019 to confirm the installation of three drill holes that delineate the open space and water easement.
3. Based upon discussions during the July 15, 2019 site visit, the following items need to be addressed prior to the Town accepting the road and easements. This work is to be performed nearer the Town's acceptance of same.
 - a. Remove accumulated sediment from the four catch basins.

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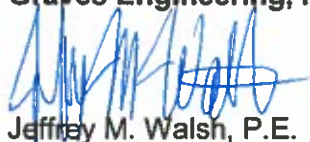
- b. Check the sediment levels in the two proprietary stormwater treatment units and remove accumulated sediment, if necessary.
 - c. Remove debris (leaf litter) along the curb-lines at the project entrance.
4. Based upon discussions during the July 15, 2019 site visit, the following items have been coordinated to the extent possible with the electric utility provider and will be addressed as soon as possible under the electric utility provider's schedule. Completing these tasks should not impede the Town from accepting the road or easements.
- a. A street light needs to be installed at the project entrance. The Town intends to convert to LED lights, but the electric utility provider can't install a LED light until certain contract obligations between the Town and the electric utility provider are met. The installation of this street light is being coordinated with Grafton DPW.
 - b. The wire for the LED street light at the cul-de-sac needs to be installed and the light energized. The electric utility provider can't energize the LED light until certain contract obligations between the Town and the electric utility provider are met. The developer is coordinating this work with the electric utility provider and Grafton DPW.
5. The developer is responsible for road maintenance (plowing, sanding, sweeping, catch basin and curb inlet cleaning, etc.) until the roads are accepted as public ways. Ongoing maintenance was satisfactory. The developer is also responsible for any necessary road and infrastructure repairs until the subdivision is accepted as a public way.

General Comments

6. An acceptance plan and draft legal descriptions of the right-of-way, open space and easements to be conveyed to the Town or water district (e.g. drainage easement and water easement) were not submitted. GEI defers to the Planning Board and its staff if/when these documents are to be submitted.

We trust this letter will address your review requirements. Please contact this office with any questions.

Very truly yours,
Graves Engineering, Inc.



Jeffrey M. Walsh, P.E.
Principal

cc: Paul Cournoyer; Grafton DPW
Brian Szczurko; Grafton DPW
Charlie Kady; developer